

Demolotion of central block / workshop and siting of storage
containers at Wrexham Training, Ruabon Road, Felinn Puleston,
Wrexham. LL13 7RF.
Code Number: WRO P/2016/0677.
Appeal against Condition No. 6 Opening Hours

Lockstock Self Storage is a family run company that strives to be professional in every aspect of its business which includes:

- a. Site Appearance
- b. Customer Service
- c. Customer Support & Care

The company was set up in 1999 and was born from an identified local need for the service by businesses and individuals at the family's home town of Denbigh. The company now offers their service at 10 additional locations throughout North Wales and the borders, employing 16 staff and using a number of local trades and businesses in each area. The location of these sites vary from town centres close to residential properties and Industrial Parks (please see additional maps).

Having 24 hour access to our sites is one of our core services we offer on all of these sites.

This is crucial to allow our customers access in case of emergencies and in the rare instances that access is required outside normal working hours.

Similar concerns about 24 hour access were raised during some of our other planning applications where the site shared a border with residential properties, which were approved with no condition limiting opening hours.

These sites have been fully operational for a number of years now, and there have been no comments or complaints regarding noise.

As you can interpolate from the traffic surveys we have forwarded that there is very limited access to our sites outside normal working hours.

Access to the site would be controlled by an electric gate which can only be activated by our customers.

I would also ask you to take the following into consideration in determining this appeal.

The site is situated in an existing industrial park alongside the A5152, Ruabon Road.

The nearest residential property is located on the other side of a main railway track from the proposed Lockstock site and is only 16m away from the tracks.

Public service starts at 06.00am and runs through to 12.00 midnight, between 12.00 and 6.00am the line will be used for freight? Lockstocks site is 106m away from the nearest residential property.

The site is designated an Employment area in the UDP.

There will be no permanent member of staff on the site 24 hours, and access will be restricted to customers only.

Vehicle access and egress from the site will be spread over the day and reduce the traffic from the industrial park junction at peak hours?